



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, Regional Director

Northeast Regional Headquarters
Solid Waste Office
PO Box 10448, 1125 N. Military Ave.
Green Bay, Wisconsin 54307-0448
TELEPHONE 414-492-5916
FAX 414-492-5859
TDD 414-492-5812

May 25, 1999

Kenneth Stock
c/o Mark Pedersen
KCS International
804 Pecor Street
Oconto, WI 54153

SUBJECT: Final Closure, Stock Lumber; 3110 Market Street; Village of Ashwaubenon, Wisconsin
BRRS CASE # 03-05-209524

Dear Mr. Stock

On February 12, 1999, Diane Marchik of Godfrey & Kahn was notified that the above named site was reviewed by the Northeast Region Closeout Committee and qualified for closeout under ch. NR 726, Wis. Adm. Code. However, the site could not be officially closed until the Department received documentation that a deed restriction was filed documenting the remaining contamination.

On, May 20, 1999, the Department received documentation that the monitoring wells were abandoned. Therefore, the Department considers this case closed, having determined that no further action is necessary at the site at this time. However, this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare to the environment.

If you have additional relevant information which was not formerly provided to the Department, you should resubmit this information to the Department for reevaluation.

If you have any questions regarding the content of this letter, please contact me at (920) 492-5592.

Sincerely,

Roxanne Nelezen Chronert/HMH

Roxanne Nelezen Chronert
Spills Coordinator - Hydrogeologist
Remediation & Redevelopment Program

cc: Diane Matchik; Godfrey & Kahn; 780 North Water Street; Milwaukee, WI 53202-3590



1211091

STATE OF WISCONSIN DEPT. OF REGISTRY
WARRANTY DEED

J 15467 1 37

This Deed, made between Richard O. Krause

K. G. Stook

Grantor

REC APR 30 PM 3:30

REGISTER OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration
One Dollar (\$1.00) and other good and valuable
consideration, the following described real estate in
County, State of Wisconsin:

Grantor,

J. F. Jockels
S. C. Co. 1546
Green Bay, WI 54301

Tax Parcel No. VA-228-14-5-37

Lot Twenty (20), according to the recorded Plat of Ashwaubenon
Industrial Park, First Addition, is the Village of Ashwaubenon,
West side of Fox River, Brown County, Wisconsin.

TRANSFER
FEE

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereto belonging;

And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except

encumbrances and restrictions of record

and will warrant and defend the same

Dated this 30

day of

April

1990

Richard O. Krause (SEAL)

Richard O. Krause

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature of Richard O. Krause

Authenticated this 30 day of April 1990

TOM F. GALLOWAY
TITLE, RECORDS STATE DEPT. OF WISCONSIN

(I, not authorized by a Notary Public)

IN WITNESS WHEREOF, I have hereunto set my hand and seal

Attorney Tom F. Galloway

Green Bay, Wisconsin

(Signatures may be authenticated or acknowledged, both are not necessary)

Notary Public, State of Wisconsin, My Commission Expires 12/31/91

WARRANTY DEED

STATE DEPT. OF REGISTRY
1000 N. KANIS

ACKNOWLEDGMENT

STATE OF WISCONSIN

County

(Person(s) come before me this day of 1990, the above named

as are known to me the person who executed the foregoing instrument and acknowledged the same

No. of Public

My Commission Expires 12/31/91

Notary

County, Wis.

State of Wisconsin

Notary

DOCUMENT NO.

GROUNDWATER USE RESTRICTION

Legal Description of the Property as it Appears on the Most Recent Deed

Lot Twenty (20), according to the recorded plat of Ashwaubenon Industrial Park First Edition, in the Village of Ashwaubenon, Brown County, Wisconsin

West side
of Fox
River,

THIS SPACE RESERVED FOR RECORDING
DATA

NAME AND RETURN ADDRESS
Mr. Kenneth C. Stock
c/o Diane M. Marchik
Godfrey & Kahn, S.C.
Milwaukee, WI 53202

Parcel Identification Number
VA-228-14-K-37

cap'n Stock
stock
can sign

1683965

GROUNDWATER USE RESTRICTION

DOCUMENT NO.

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

1999 MAR 29 A 10:06

Legal Description of the Property as it Appears on the Most Recent Deed

Lot Twenty (20), according to the recorded plat of Ashwaubenon Industrial Park First Edition, in the Village of Ashwaubenon, West side of Fox River, Brown County, Wisconsin

THIS SPACE RESERVED FOR RECORDING
DATA

NAME AND RETURN ADDRESS
Mr. K.C. (Kenneth) Stock
c/o Diane M. Marchik
Godfrey & Kahn, S.C.
Milwaukee, WI 53202

Parcel Identification Number
VA-228-14-K-37

1600
4

DECLARATION OF RESTRICTIONS

IN RE: Lot Twenty (20), according to the recorded plat of Ashwaubenon Industrial Park First Edition, in the Village of Ashwaubenon, West side of Fox River, Brown County, Wisconsin.
Tax Parcel I.D. No. VA-228-14-K-37

State of Wisconsin)
) ss.
County of Brown)

WHEREAS, Mr. K.C. (Kenneth) Stock is the owner of the above-described property (the "Property"); and

WHEREAS, one or more tetrachlorethylene and trichlorethylene discharges have occurred at this Property. In particular, contaminated groundwater above Wis. Admin. Code Ch. NR 140 enforcement standards exists on the Property in the area of GP-3 and GP-5. Groundwater sampling performed with a geoprobe unit revealed the presence of tetrachloroethylene and trichloroethylene in concentrations of 28.4 and 17.2 ug/l at GP-3 in the shallow groundwater. Tetrachloroethylene and trichloroethylene were also detected at GP-5 at concentrations of 25.7 and 11.3 ug/l, respectively. These contaminants were not detected in subsequent sampling of monitoring wells MW-1, MW-2, MW-3 and MW-4. The locations of GP-3 and GP-5 and monitoring wells MW-1 through MW-4 are depicted on the attached Exhibit A.

WHEREAS, it is the desire and intention of the property owner to impose on the Property restrictions which will make it unnecessary to conduct additional investigation or remediation activities on the Property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate the contaminants in the groundwater exceeding Ch. NR 140 groundwater standards within the boundaries of this Property.

WHEREAS, construction of wells where water quality exceeds the drinking water standards in Ch. NR 809 is restricted by Ch. NR 811 and Ch. NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, K.C. (Kenneth) Stock hereby declares that all of the Property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following restriction:

Anyone who proposes to construct or reconstruct a well on this Property is required to contact the Department of Natural Resources, Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable and to obtain Department of Natural Resources approval, prior to constructing or reconstructing a well on this Property. No well may be constructed or reconstructed on this Property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described Property whether by descent, devise, purchase, or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the Property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restriction set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restriction contained herein can be extinguished. If the Wisconsin Department of Natural Resources

determines that the restriction can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, K.C. (Kenneth) Stock has executed this Declaration of Restriction this 18th day of March, 1999.

K.C. Stock
K.C. (Kenneth) Stock

State of Wisconsin)
) ss.
County of Brown)

Personally came before me this 18th day of March, 1999 the above-named K.C. (Kenneth) Stock to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Doris L. Manzetti
(Doris L. Manzetti)
Notary Public, State of Wisconsin
My Commission: June 17, 2001

This document was drafted by the Wisconsin Department of Natural Resources and after recording should be returned to:

Mr. K.C. (Kenneth) Stock
c/o Diane M. Marchik
Godfrey & Kahn, S.C.
780 North Water Street
Milwaukee, WI 53202

MW141707_1.DOC



SOURCE: USGS TOPOGRAPHIC MAP OF THE DE PERE, WI QUADRANGLE



LAW ENGINEERING AND ENVIRONMENTAL SERVICES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION
MATERIAL CONSULTANTS

1725 LOUISVILLE DRIVE • KNOXVILLE, TENNESSEE 37921 • 423-588-6544

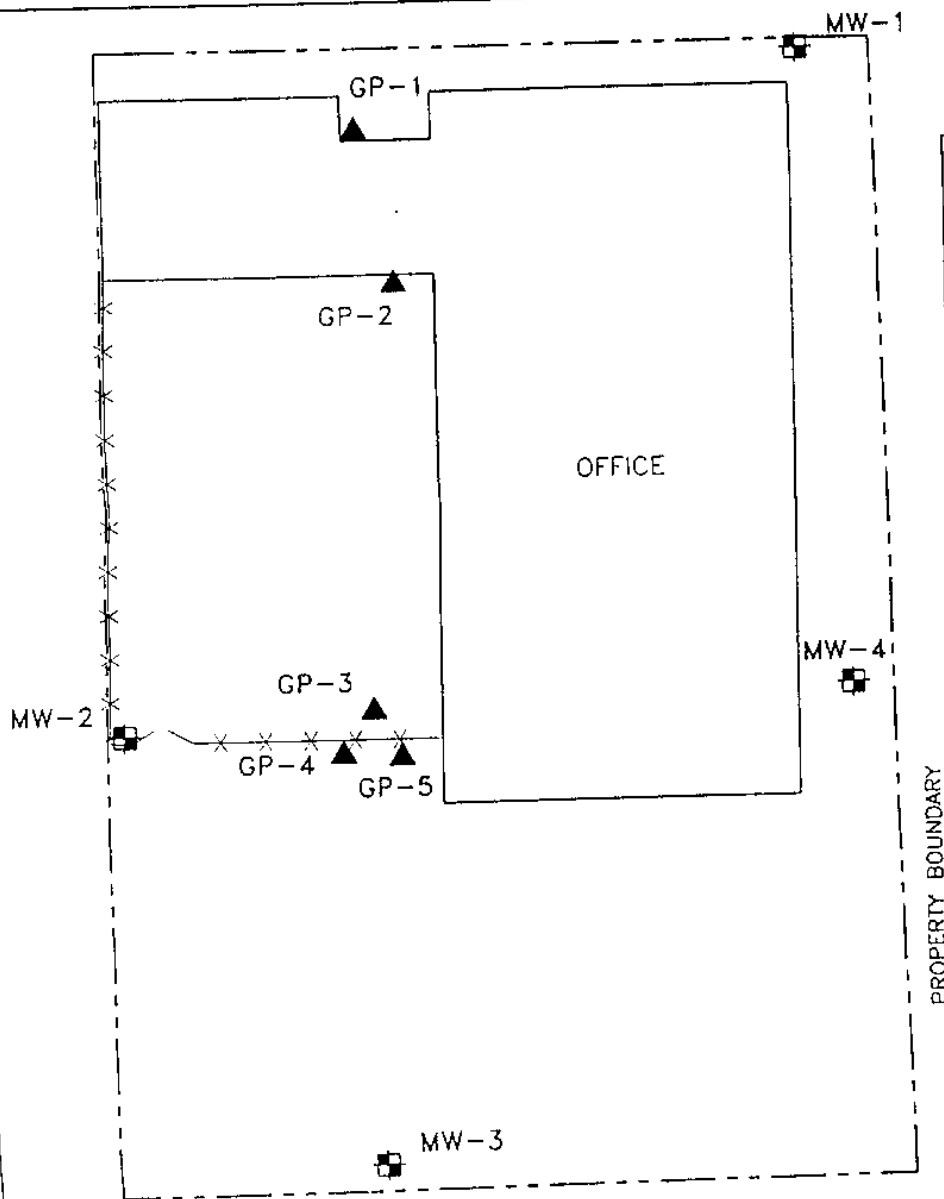
FIGURE 1: SITE LOCATION MAP
STOCK LUMBER - CORPORATE OFFICE
3110 MARKET STREET
GREEN BAY, WISCONSIN

JOB NUMBER:
50385-6-0367/022/916




DATE:
JUNE 2, 1998

SCALE:
0 2000'

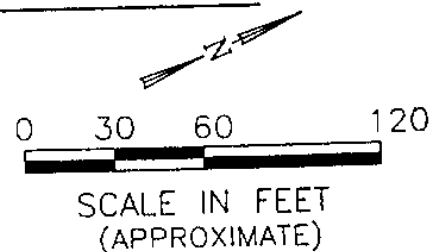
COORDINATES: N 44°27'53"
W 88°03'04"



LEGEND

-  MW-1 MONITORING WELL
-  GP-1 GEOPROBE™ SAMPLE
-  FENCE

SOURCE NOTE:
THIS DRAWING WAS DEVELOPED FROM A
DRAWING BY LAW ENGINEERING AND
ENVIRONMENTAL SERVICES, INC., KNOXVILLE,
TENNESSEE, JOB NUMBER
50385-6-0367/022/916.



Natural
Resource
Technology

SITE MAP

STOCK LUMBER - CORPORATE OFFICE
3110 MARKET STREET
GREEN BAY, WISCONSIN

DRAWN BY: TAS

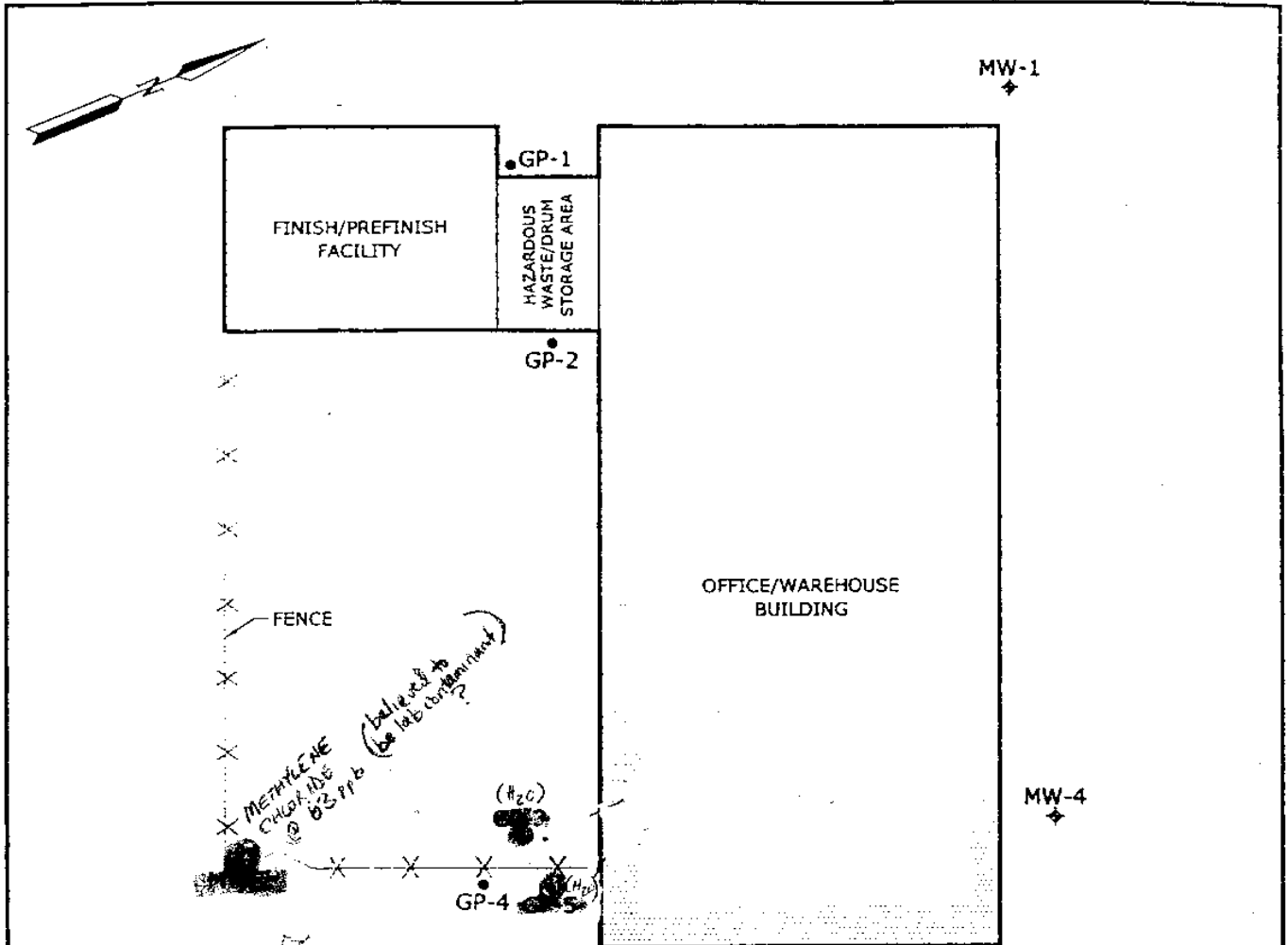
APPROVED BY: *TEM* DATE: 3-23-99

PROJECT NO.
1332/1

DRAWING NO.
1332-A01

FIGURE NO.
1

WATER
(ALL SOILS CLEAN)



LEGEND

- MW-3 MONITORING WELL LOCATION AND IDENTIFICATION
- GP-1 SAMPLE LOCATION AND IDENTIFICATION

= > NR 100 PAL

= > NR 100 EL

= BELOW NR 100 PAL

MW-3 1,2,4 Trichlorobenzene @ 20 ppb (PAL = 14 ppb)



LAW ENGINEERING AND ENVIRONMENTAL SERVICES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

1725 LOUISVILLE DRIVE • KNOXVILLE, TENNESSEE 37921 • 423-588-8544

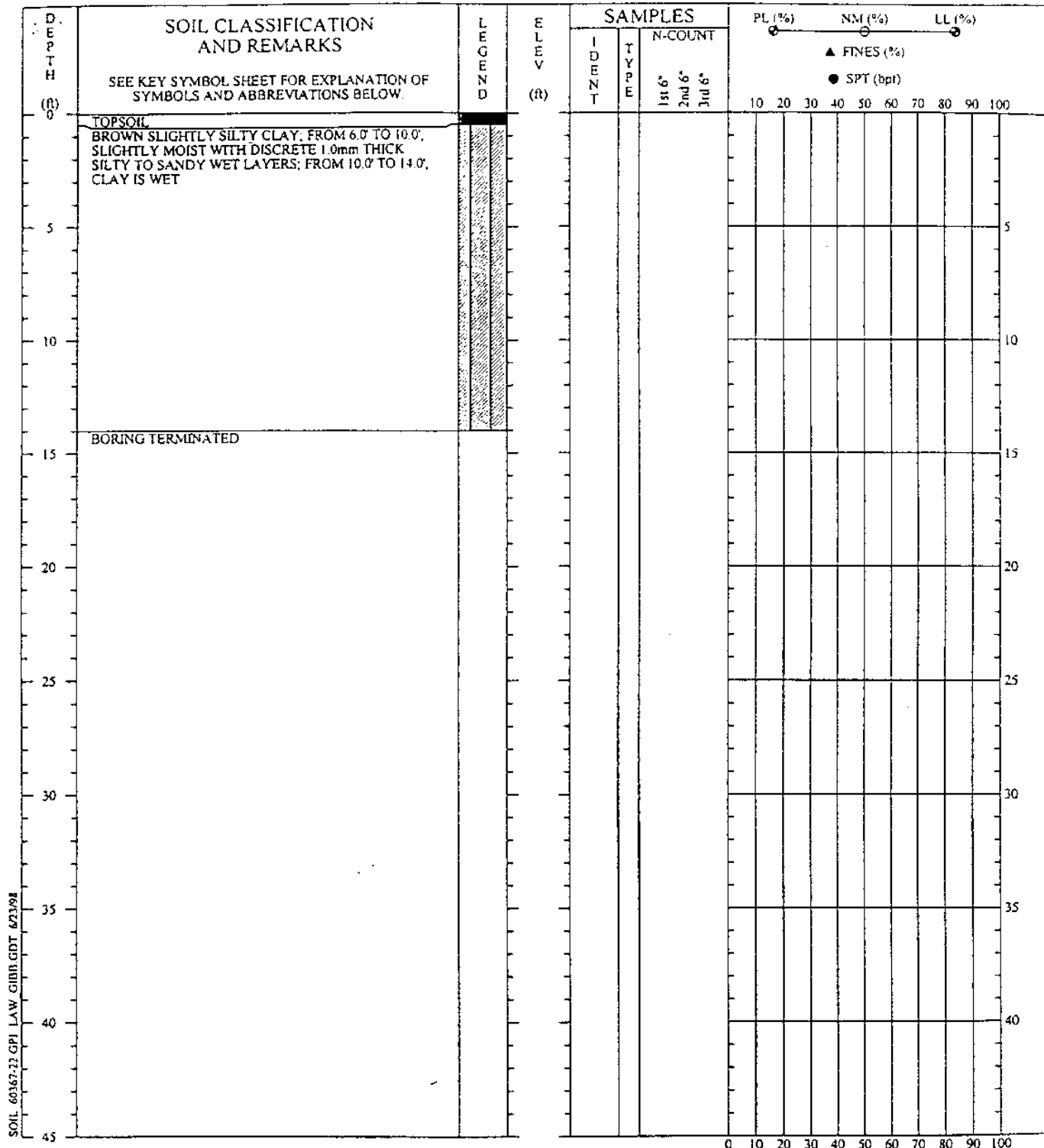
FIGURE 2: BORING/MONITORING WELL LOCATION PLAN
STOCK LUMBER - CORPORATE OFFICE
3110 MARKET STREET
GREEN BAY, WISCONSIN

JOB NUMBER:
50385-6-0367/022/916

DATE:
JUNE 23, 1998

SCALE:
0 50'

COORDINATES: N 41°27'43" W 88°05'04"



REMARKS:

THIS RECORD IS A REASONABLE INTERPRETATION
OF SUBSURFACE CONDITIONS AT THE EXPLORATION
LOCATION. SUBSURFACE CONDITIONS AT OTHER
LOCATIONS AND AT OTHER TIMES MAY DIFFER.
INTERFACES BETWEEN STRATA ARE APPROXIMATE.
TRANSITIONS BETWEEN STRATA MAY BE GRADUAL.

SOIL TEST BORING RECORD

PROJECT: Stock Lumber - Corporate Office

DRILLED: May 20, 1998

BORING NO.: GP-4

PROJ. NO.: 50385-6-0367/022/916

PAGE 1 OF 1

LAW

LAWGIBB Group Member

result of the nature of the contaminants discovered during Geoprobe™ sampling; namely, the presence of dense non-aqueous phase liquid (DNAPL) VOCs.

Monitoring Well Ground-Water Sampling

Borings MW-1, MW-2, MW-3, and MW-4 were converted to ground-water monitoring wells subsequent to soil sampling by the installation in each borehole of appropriate lengths of schedule 40 PVC 0.010-inch screen and riser pipe, filter sand, bentonite pellets, and flush-mount well covers set in concrete. Monitoring well construction diagrams are included in the Appendix.

Ground-water was allowed to attain its apparent static level in each well, and each well was sampled using a new disposable plastic bailer. The ground-water samples obtained were placed in laboratory-supplied containers, packed on ice, and shipped under chain-of-custody protocol to our subcontract laboratory, where they were analyzed for VOCs by EPA Method 8260. Table 6 is a summary of the laboratory test results for the ground-water samples obtained.

ES = NR 140 ES

= > NR 140 PAL

| Sample Location | Analytical Constituent | | | Analytical Constituent | | | | |
|-----------------|------------------------|----------------------|--------------------|------------------------|-----------------|------------------------|------------------------|------------------------|
| | Acetone | 4-methyl-2-pentanone | Methylene Chloride | Naphthalene | n-Propylbenzene | 1,2,4-Trichlorobenzene | 1,2,4-Trimethylbenzene | 1,3,5-Trimethylbenzene |
| MW-1 | ND | ND | ND | ND | ND | ND | ND | ND |
| MW-2 | 63 | ND | 63 | 5 | 3 | ND | 42 | 9 |
| MW-3 | 43 | 36 | ND | ND | ND | 20 | ND | 5 |
| MW-4 | ND | ND | ND | ND | ND | ND | ND | ND |

Note: ND = Constituent not detected
Table does not represent the full spectrum of analytical constituents. Refer to copies of the laboratory analyses in the Appendix.
Results in bold type indicate a concentration in excess of Wisconsin Department of Natural Resources Preventive Action Limits (PALs). PALs for the listed constituents are as follows: Acetone – 200 µg/l; 4-methyl-2-pentanone – 50 µg/l; Methylene Chloride – 0.5 µg/l; Naphthalene – 8 µg/l; 1,2,4-Trichlorobenzene – 14 µg/l. We have found no listed PALs for n-Propylbenzene; 1,2,4-Trimethylbenzene; or 1,3,5-Trimethylbenzene.

The top of the casing in each monitoring well was surveyed relative to a temporary iron pin benchmark established at the western corner of the main office/warehouse building. This benchmark was assigned an arbitrary elevation of 100.00. The depth to water from the top of casing was measured on June 19, 1998, in order to establish the nature of the potentiometric surface beneath the site. Table 7 represents these measurements and surveyed elevations of each well.